RAJYA SABHA

Monday, the 14th December, 1998/ 23 Agrahayana, 1920 (Saka)

The House met at Eleven of the clock; **Mr. Chairman** *in the Chair*

ORAL ANSWERS TO QUESTIONS

सरकारी मकानों को किराये पर देना

*201. **श्री गोपाल सिंह जी० सोलंकी†:**
श्रीमती सरोज दुबे:

क्या शहरी कार्य और रोजगार मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकार को इस बात की जानकारी है कि कर्मचारियों को विशेषकर लक्ष्मीबाई नगर में आबंटित सरकारी मकानों को पूरी तरह से पुनः किराये पर दिया जा रहा है; और

(ख) यदि हां, तो तत्संबंधी ब्यौरा क्या है और उन आबंटियों के विरूद्ध सरकार क्या कार्रवाई कर रही है जिन्होंने अपना मकान पूरी तरह से किराये पर दिया हुआ है?

शहरी कार्य और रोजगार मंत्रालय में राज्य मंत्री (श्री बंडारू दत्तात्रेय): (क) और (ख) एक विवरण सभा पटल पर रखा गया है।

विवरण

सरकारी क्वार्टरों की उपकिराएदारी

(क) जी, हां। लक्ष्मीबाई नगर सहित सरकारी कालोनियों में आवासों की उपकिराएदार के संबंध में कुछ शिकायतें प्राप्त हुई हैं।

(ख) सरकारी आवासों की उपकिराएदारी का पता लगाने के लिए मौके पर निरीक्षण किए गए है वर्ष 1997-और 1998 के दौरान लक्ष्मीबाई नगर में नौ मामलों सहित संदेहास्पद उपकिराएदारी के क्रमशः 315 और 150 मामले पाए गए। 1997 और 1998 के दौरान उपकिराएदारी के आधार पर 152 और 69 क्वार्टरों के आबंटन रद्द किए गए और ऐसे आबंटियों पर, अगले 5 वर्ष तक की अवधि के लिए आबंटन पर रोक लगा दी गई है। प्रशासनिक विभागों को भी सलाह दी गई है कि दोषी सरकारी कर्मचारियों के खिलाफ अनुशासनिक कार्रवाई शुरू करें।

†सभा में यह प्रश्न (श्री गोपाल सिंह जी० सोलंकी) द्वारा पूछा गया।

SHRI GOPALSINH G. SOLANKI: Sir, we want discipline and we expect discipline from the military, police, paramilitary and other employees, including Members of Parliament. I am sorry to put a supplementary. It has been noticed and observed by the Supreme Court in the year 1996 that more than 2,000 Government employees, particularly, belonging to the Central Government, were allotted houses and they subletted the Government accommodation. They have misused the allotment. Of course, the number shows that 350 employees have been suspended, but here is a case involving more than 2,000 employees. The observations or the remarks made by the Supreme Court have not yet been fulfilled by taking disciplinary action against the Government employees. So far as the question of subletting the Goverment accommodation is concerned, disciplinary action must be taken against them and punishment amounting to dismissal from service should be there. Therefore, I would like to know from the hon. Minister; in how many cases the employees have been suspended, in how many cases disciplinary action has been taken, and in how many cases the final punishment has been awarded.

SHRI BANDARU DATTATREYA: Mr. Chairman, Sir, the question relates, particularly, to Lakshmibai Nagar.

SHRI GOPALSINH G. SOLANKI: No. It is a general question.

SHRI BANDARU DATTATREYA: I will explain that also to the House. It is very unfortunate that a large number of Government employees who were given houses are subletting them. In 1997, we had received 855 complaints and during 1998, so far, we have received 512 complaints. Out of the these, a *prima facie* was established in 315 cases in 1997; and in 150 cases, during 1998. In 1997, allotment of 152 houses was cancelled and in 1998, allotment of 327 houses was cancelled. This is about the complaints we have received.

Sometimes, the Director of Estates, undertakes a random check-up. In 1997, 858 spot inspections were conducted and during 1998, so far, 700 spot inspections have been conducted.

Coming to the Supreme Court's judgment, to which the hon. Member made a reference, I would like to submit that prior to the Supreme Court's judgement, the general guidelines we not proper. After the judgement from the Supreme Court, we, the Department of Urban Affairs, were very serious about the matter. The judgement dated 29.11.1996, says, "Subletting of Government accommodation by the Government servant for pecuniary gain is a grave mis-conduct." In compliance with this judgement, we wanted to take stringent penal measures against the employees. Earlier, the penal punishment for general subletting was that the allottee had to pay only four times the licence fee. After giving 60 days time for cancellation, a person was debarred from allotment only for five years. After the Supreme Court judgement, we made a proposal that the allottee was liable to pay ten times the licence fee and dismissal from service. These are the stringent measures which we have proposed. We have sent it to the Law Ministry and it is under examination.

SHRI GOPALSINH G. SOLANKI: Sir, my second supplementary is this. It is not new that this subletting is going on. Not only that. In the case of Government Servants, it is not being administered according to the direction given by the Supreme Court. I have been sleeping in my drawing room since 11½ months. It is a Government flat which has been allotted to me. I have been complaining about the see page in my flat since the last 12½ months. But nothing has been done to repair it since 11½ months. Same is the case with maintenance and other things. I would like to say that flats are given, without discretion, to some dignitaries and they acquire the bungalows also. I would like to know how many Government officials, including MPs and Ministers, have not vacated.

MR. CHAIRMAN: There is a separate question on that.

SHRI GOPALSINH G. SOLANKI: So far as the question of Government employees is concerned, I would like to know how many have been allotted, without any discretion, for which they are not entitled. I would also like to know as to how much time the Ministry needs to take action against these people.

'The Hindustan Times', dated 2nd December, 1996 mentioned about the policy and the observation made by the Supreme Court. It says that there is involvement of no less than 2000 Government employees and they were asked to pay two to three times the licence fee. But how many have been charged? What action has been taken against them? Thank you.

SHRI BANDARU DATTATREYA: Mr. Chairman, Sir, in my first supplementary, I have clearly mentioned the cases which we have taken into account. As per the Supreme Court judgement which was mentioned in the 'Hindustan Times'. We have done a door-to-door checking. I have mentioned the number of such cases my answer to the last question itself. But regarding the general allotment, we have not given any accommodation to any civil servant or government servant bypassing the norms. It is in accordance with the norms. According to our guidelines only, we have given it. If the hon. Member brings any specific case to my notice, I will inquire into the matter.

श्रीमती सरोज दुबे: माननीय सभापति महोदय, मेरा मूल प्रश्न जो था वह लक्ष्मीबाई नगर से संबंधित कम था डी०आई०जैड० एरिया से पूरी तौर पर संबंधित था। उसका कोई स्पष्ट जवाब मंत्री जी ने नहीं दिया और उसकी चर्चा भी प्रश्न में नहीं है और प्रश्नकर्ता ने मेरा नाम दे दिया गया है। तो मैं यह जानना चाहती हूं कि यह जो डी०आई०जैड० एरिया में मकान है वह अभी भी

दूसरे लोगों को किराए पर उठाए गए हैं जबकि अन्य सरकारी कर्मचारी मकान एलॉट कराने के लिए लाईन में लगे हुए हैं, क्यू में लगे हुए हैं। इस तरह जो मकान किराए पर उठाए जाते हैं उनमें जब भी कोई दुर्घटनाएं होती हैं तो उससे सरकारी कर्मचारियों की बदनामी होती है, सरकार की बदनामी होती है क्योंकि उससे पता चल जाता है कि मकान किराए पर उठाए हुए हैं। एक-दो जघन्य घटनाएं भी हुई हैं। जहां तक मेरा ख्याल है, नैना साहनी जैसी घटना भी इसी तरह के मकान में हुई थी। तो मैं माननीय मंत्री जी से जानना चाहती हूं कि डी०आई०जैड एरिया का जो आपने निरीक्षण कराया जैसाकि अभी आप बता रहे थे कि डोर टू डोर निरीक्षण कराया है तो उस डोर टू डोर निरीक्षण कराने के बावजूद भी वहां पर किराए पर मकान कैसे उठे हुए हैं? क्योंकि इस संबंध में मेरे पास सैंट्रल गवर्नमेंट इम्प्लाइज़ वैलफेयर एसोसिएशन की कम्पलेंट है। वहां पर संदिग्ध व्यक्तियों को जो किराए पर मकान देते हैं क्योंकि वही व्यक्ति अधिक किराया दे सकता है जो असामाजिक तत्व होता है या जिनका गलत धंधा होता है। तो जिनके गलत काम होते हैं, जो असामाजिक तत्व हैं, जब वह वहां पर रहने लगते हैं तब आस-पास का वातावरण भी खराब करते हैं और उनके यहां संदिग्ध लोग आने लगते हैं जिससे उस इलाके की सुरक्षा खतरे में पड़ जाती है। मैं माननीय मंत्री जी से जानना चाहती हूं क्योंकि कई माननीय सांसदों की भी इस संबंध में कुछ शिकायत आयी है और सैंट्रल गवर्नमेंट इम्प्लाइज़ वैलफेयर एसोसिएशन की तरफ से भी शिकायत आयी है कि यह जो डी०आई०जैड० एरिया और लक्ष्मी बाई नगर में आपके निरीक्षण के बावजूद भी असामाजिक तत्व किराए पर रह रहे हैं। इस बारे में आप क्या कार्यवाही करने जा रहे हैं, आपका क्या ऐक्शन है, यह बताने का कष्ट करें?

SHRI BANDARU DATTATREYA: Sir, the question is particularly about Laxmibai Nagar area.

In 1997, we found three cases and in 1998 we found six cases. In all, we found nine cases during 1997 and 1998. Under the Public Eviction Act, the allotment of two quarters was cancelled, two were evicted and the case against one could not be proved. Four cases are under process in the court of the Director Estates. The hon. Member has asked about the DIZ area. The question is not about that area. I will collect and send her the information.

श्रीमती सरोज दुबे: मकान का पर्टीकुलर नम्बर 49-ई राजाबाजार है, इसके बारे में क्या आप बताएंगे?

SHRI BANDARU DATTATREYA: Sir, in 1998, the allotment of two quarter was cancelled in the DIZ area. The question relates to Laxmibai Nagar area, in particular.

Sir, the hon. Member has rightly pointed out कि निरीक्षण होने के बावजूद वह कैसे वहां पर रह रहे हैं, ऐसी कुछ चीजें उन्होंने उठायी हैं। इससे हमको बहुत तकलीफ होती है। जब ऑफीसर्स वहां पर चैकिंग के लिए जाते हैं तो वह पहले ही राशन कार्ड, सी०जी०एच०एस० कार्ड और एल०पी०जी० कनैक्शन—सब उन्हीं के नाम पर पहले ही बदल दिये जाते हैं। उस वजह से और हमारे आफिसर्स के जाने बाद जो वहां पर आस-पास के लोग हैं, जिन्हें इनफॉर्मेशन देनी चाहिए, वह भी बराबर इनफॉर्मेशन नहीं देते हैं—उससे हमको बहुत दिक्कत होती है इसके अतिरिक्त हमारे पास ज्यादा पॉवर्स न होने के कारण भी वहां पर इस प्रकार का वातावरण बना हुआ है। डायरैक्टर ऑफ एस्टेट के ऑफिसर जो इन्क्वायरी के लिए जाते हैं, कम्प्लेंट आने के बाद देखने के लिए जाते हैं और जब पहले ही उसके नाम पर यह सब रहता है तो हमको दिक्कत आती है। फिर भी जो कम्प्लेंट आयी हैं, सुप्रीम कोर्ट के आर्डर के बाद डायरैक्ट हाउस टू हाउस देखने के बाद नतीजे कम निकले हैं क्योंकि उनको पहले ही मालूम होता है और वह पूरी तैयारी कर लेते हैं, ताला लगाकर चले जाते हैं, यहां तक कि एक-दो महीने के लिए चले जाते हैं। ऐसा होने के कारण दिक्कत होती है।

श्रीमती सरोज दुबे: क्या आपने इस संबंध में विजिलेंस से या सी०बी०आई० से जांच करायी है? इस तरह के किराएदारों के द्वारा कितने क्राइम हुए हैं, क्या आपने इसकी जांच कराई है? किराएदारों ने कितने क्राइम उस एरिया में किए हैं, क्या इसका अंदाजा आपको है?

श्री बंडारू दत्तात्रेय: जो आपने लक्ष्मी बाई नगर के बारे में पूछा है, उसके बारे में जो जांच की वह मैंने आपको बता दिया है लेकिन अगर बाकी के बारे में आप कोई इनफॉर्मेशन चाहती हैं तो वह लिखकर दे दीजिए, मैं आपको बता दूंगा।

SHRI H. HANUMANTHAPPA: Sir, the hon. Minister concedes that the Government servants are misusing their accommodation. They are giving them on

rent. Even the Supreme Court has supported him while saying that this is a grave misconduct. The Service rules say that the punishment for grave misconduct is dismissal. When the highest judiciary of the country has come out openly and has said that it is a grave misconduct, why should he go on inquiring and talking about the Eviction Act, this Act or that Act? Why should he say we went there, we searched, the premises were locked, and also talk about the LPG connections, ration cards etc. Let him stand up boldly and say that all those will be dismissed on January 1.

अपने आप खड़े हो जाते हैं, सुप्रीम कोर्ट की डाइरेक्शन्स हैं।

Will the hon. Minister be bold enough to announce that those Government servants who have sublet their Government quarters and who have violated the directions or the judgement of the Supreme Court will be dismissed from service with effect from 1st January, 1999? The hon. Minister has the judgement of the Supreme Court to support this case. I feel automatically every Government quarter which has been sublet by the Government servants will fall vacant and they would hand over the keys. Will the hon. Minister stand up boldly and say that action will be taken against the Government servants who have sublet their Goverrnment quarters under the Central Government service rules and they would be dismissed from service?

श्री एम० वेंकैया नायडु: आप लोग भी पहले सत्ता में थे, क्यों नहीं किया?

श्री एच० हनुमनतप्पा: दस साल से, बीस साल से बोल रहे हो करेंगे, नहीं हो रहा है।

श्री बंडारू दत्तात्रेय: चेयरमैन सर, आनरेबल मैम्बर ने बताया है मैं आनरेबल सीनियर मेम्बर की बात जरूर मानूंगा। लेकिन हर रूल्स में एक प्रोसीजर रहता है। बिना प्रोसीजर के एक-दो दिन में करने वाली बात नहीं होती है। पहले हमारे प्रोसीजर में....

श्री एच० हनुमनतप्पा: आपने सर्विस रूल एप्लाई नहीं किया है। आप सर्विस रूल एप्लाई कीजिए।

श्री बंडारू दत्तात्रेय: एप्लाई करेंगे। ऐसी बात नहीं है। लेकिन इसमें जो प्रोसीजर है, अगर उस प्रोसीजर को फॉलो नहीं करेंगे प्रूव होने के बाद भी, एक्ट में ऐसा है—

We have to give him 60 days time for eviction.

फिर उसके बाद हमारा इविक्शन प्रोसेज स्टार्ट होता है। यह प्रोसेज भी बहुत लम्बा है। उसी प्रोसीजर के मुताबिक ही हमें करना होगा। कुछ लोगों की अन्याय की भी कम्पलेंट आती है। उस कंपलैंट पर छानबीन करके ही कार्रवाई करनी पड़ती है। इसलिए बिना प्रोसीजर के कार्रवाई नहीं की जा सकती है। लेकिन प्रोसीजर के अनुसार हम तेजी से कार्रवाई करने की कोशिश कर रहे हैं....

श्री एच० हनुमनतप्पा: नोटिस तो दे सकते हैं।

It is a grave misconduct under the rules.

SHRI BANDARU DATTATREYA: The notice has already been given. There is no question of delaying the notice. We have already given the notice. The process has already started. Eviction is very important.

SHRI JAYANT KUMAR MALHOUTRA: Mr. Chairman, Sir, we have always believed that this Government is very weak in enforcing laws and rules. The hon. Minister has kindly admitted that his Ministry got serious after the ruling from the Supreme Court. Obviously, before the ruling they were not serious. Therefore, the point I am trying to make is...

MR. CHAIRMAN: Please put your question.

SHRI JAYANT KUMAR MALHOUTRA: I am putting the question. I had made an observation. कोई बात नहीं है। गवर्नमेंट का कंटिन्युअस प्रोसेस है। आपने कोई इम्प्रूवमेंट किया है तो बताइये?

My question is if husband and wife are working, rules do not permit... (*Interruptions*)...

श्री एच० हनुमनतप्पा: हम तो इधर आ गए। आप भी इधर आने के लिए तैयारी कीजिए। पिछली बातों को क्यों बोलते हो?

श्री संघ प्रिय गौतमः अभी हम इधर ही रहेंगे।

SHRI JAYANT KUMAR MALHOTRA: Mr. Chairman, Sir, through you, I would like to know from the Minister whether rules do not permit to get two quarters if husband and wife are Government employees. But there are cases where such violations have taken place. My question, therefore, is specific. How many such violations have taken place where husband and wife both living together but have been allotted two quarters? Sir, the Government has already shown us the way as to how they would treat such cases by promoting the biggest violator, an hon. Member, by making him the Chairman of the House Committee who allots houses. Therefore, I would like to have a specific answer from the Minister as to how many such cases are there and how many twin houses have been allotted to the Government employees or others?

SHRI BANDARU DATTATREYA: Mr. Chairman, Sir, this question is outside the purview of this question. If any specific cases are there, definitely, I will....

SHRI JAYANT KUMAR MALHOUTRA: In Laxmibi Nagar, two houses have been given to one couple.

SHRI JAYANT KUMAR MALHOUTRA: Are there any cases of wife and husband who are Government servants getting two houses?

SHRI BANDARU DATTATREYA: The names of allottees in Laxmibai Nagar are: (1) Shri Santosh Mathur; (2) Shri R.K. Talwar; (3) Ms. Nisha Bhardwaj. These were allotted in 1997; (4) Shri R.P. Sharma; (5) Shri Inder Ahuja; (6) Shri S.C. Jain; (7) Shri Chauhan Singh; (8) Shri R.P. Chauhan and (9) Shri Anil Kaushik. These have been allotted in 1998. We have taken some action. I think these are only allottees.

SHRI JAYANT KUMAR MALHOUTRA: Are there any couples who have been given two houses? Both of them are entitled, but only one person can get a Government quarter.

SHRI BANDARU DATTATRAEYA: At the moment, I don't have. From the list available with me, I don't find it.

MR. CHAIRMAN: Question No. 202.

Tea and coffee Plantation in Non-traditional states

*202. SHRI ANANTA SETHI: Will the Minister of COMMERCE be pleased to state:

(a) whether Government have undertaken tea and coffee plantation in some non-traditional States including Orissa on experimental basis;

(b) if so, since when and the results thereof; and

(c) the future plans in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF AGRICULTURE (SHRI SOMPAL): (a) to (c) A statement is laid on the Table of the House.

Statement

(a) to (c) *Tea:* Yes Sir. The Tea Board had introduced "New Tea Unit Financing Scheme" in the year 1982-83 for encouraging tea plantations in identified non-traditional areas including the State of Orissa. A joint venture project was launched in Keonjhar Distt. of Orissa during 1983-84 under which an area of 210.00 Hectares was planted with tea. Financial assistance to the tune of Rs. 52.50 lakhs as loan and Rs. 31.50 lakhs as subsidy was provided for this purpose. During the 9th Five Year Plan Period the "New Tea Unit Financing Scheme" has been merged with "New Area Development Scheme" for tea plantation in non-traditional areas other than the North East. A total sum of Rs. 1993.35 lakhs in the form of loan and subsidy has been disbursed so far for undertaking tea plantation over an area of 4991.39 Hectares in non-traditional areas. In 1997, tea production in non-traditional areas was approximately 76.28 million kgs. During August 1997, a feasibility study was con-